



**310, 669 Savanna Boulevard NE  
Calgary, Alberta**

**MLS # A2301401**



**\$449,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,649 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 336
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, All Blinds, Garage Remote

Stylish, spacious, and incredibly functional—this 3-storey END UNIT townhouse in Savanna is the one you’ve been waiting for. Less than 4 years old and offering the peace of mind of the remaining new home warranty, this property stands out with a versatile layout designed for modern living. Step inside and you’ll immediately appreciate the bright ground-level 4th bedroom—perfect as a home office, guest space, a private workspace for today’s lifestyle needs or a 4th bedroom for your family. Upstairs, the heart of the home shines with a sun-filled open-concept living, dining, and kitchen area, ideal for both everyday living and entertaining. The kitchen offers style and function in equal measure, while the spacious living room flows seamlessly to a large private balcony—perfect for morning coffee or unwinding at the end of the day. A convenient 2-piece powder room completes this level. The top floor is thoughtfully designed for comfort and privacy, featuring a generous primary retreat with a 4-piece ensuite and large walk-in closet, along with two additional bedrooms and a full 4-piece main bathroom—ideal for families or shared living. Additional highlights include a convenient 2-car attached garage, plenty of storage throughout, visitor parking in the complex and the added privacy and natural light that comes with being an end unit. Located in the vibrant and growing community of Savanna in Saddle Ridge, you’re close to schools, shopping, transit, and all essential amenities—making this not just a home, but a smart investment in lifestyle and location. Move-in ready, packed with value, and priced for today’s market—this is a home you don’t want to miss. \* Some photos are virtually staged.